

Document No. 4333
Voted at Meeting of 7/28/83

BOARD OF APPEAL REFERRALS

July 28, 1983

1. Z-6185 Pak Kee Ng
221-223 East Berkeley Street, Boston
2. Z-6246 Sears, Roebuck and Co.
87 Jersey Street, Boston
3. Z-6247 Calvin Realty Trust - Harvey Naseck, Trustee
566 Washington Street, Brighton
4. Z-6278 Sun Refining and Marketing Co.
976 Washington Street, Dorchester
5. Z-6280 68 Appleton Condo Trust
68 Appleton Street, Boston
6. Z-6281 Americo A. Paternesse
4 Charlesview Street, Brighton
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4 Oakman Street, Dorchester
8. Z-6300 Charles C. Dumbaugh
102 Revere Street, Boston
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600-602 Massachusetts Avenue, Boston
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12. Z-6317-6321 Boston Catholic Cemetery Association / Eastern Harbor Associates, Inc.
1100-1500 LaGrange Street, West Roxbury
13. Z-6322 Abraham and Joseph Isenberg
14a-14b Westland Avenue, Boston
14. Z-6324 Janelon Associates
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15. Z-6327 McDonald's Corporation
1750 Soldiers Field Road, Brighton
16. Z-6338 22 Cooper Street Trust - Patrick J. Ricciardi, Trustee
22 Cooper Street, Boston
17. Z-6342 Rocco Sammartano
20 Eastburn Street, Allston
18. Z-6343-6344 Austin O'Connor
4-8 Gardner Street, Allston
19. Z-6347 William A. Burchill
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21. Z-6351 David Scondras
34 Edgerly Road, Boston
22. Z-6353 John T. Maloney
185 Lasell Street, West Roxbury
23. Z-6354 John M. Corbett
3 Jackson Avenue, Boston
24. Z-6355-6356 Leo F. Rusk
57-59-61 South Street, Jamaica Plain
25. Z-6361 One Carter Street Realty Trust - Peter O'Malley, Trustee
108 Cambridge Street, Charlestown
26. Z-6369 Michael Hynes
10 Redford Street, Brighton
27. Z-6374 Peter Nicholas
4249-4251 Washington Street, Roslindale

MEMORANDUM

July 28, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 8/9/83

Z-6185
Pak Kee Ng
221-223 East Berkeley Street, Boston
near Harrison Avenue

Four-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing M-2_____

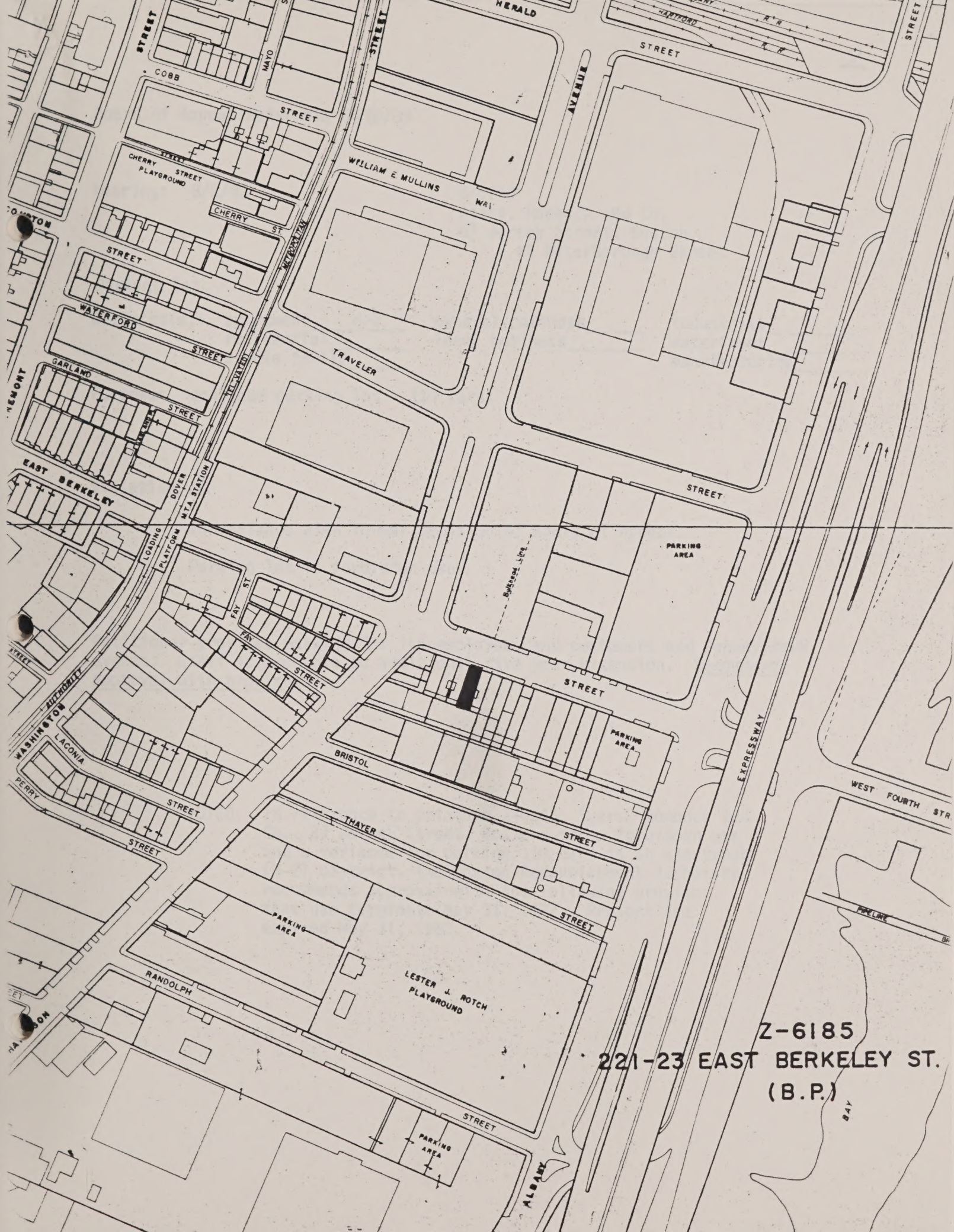
Purpose: change occupancy from four apartments and store to four apartments.

Violation(s):

Change in pre-existing conditional use.

Property was acquired from Authority. Staff has progressively reviewed renovation plans. Recommend approval with proviso.

VOTED: In reference to petition Z-6185, Pak Kee Ng, 221-223 East Berkeley Street, Boston, for a conditional use for change of occupancy from four apartments and store to four apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-6185
221-23 EAST BERKELEY ST.
(B.P.)

Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6246

Sears, Roebuck and Co.
87 Jersey Street, Boston
at Peterborough Street

Parking lot

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: continue parking lot - 110 cars.

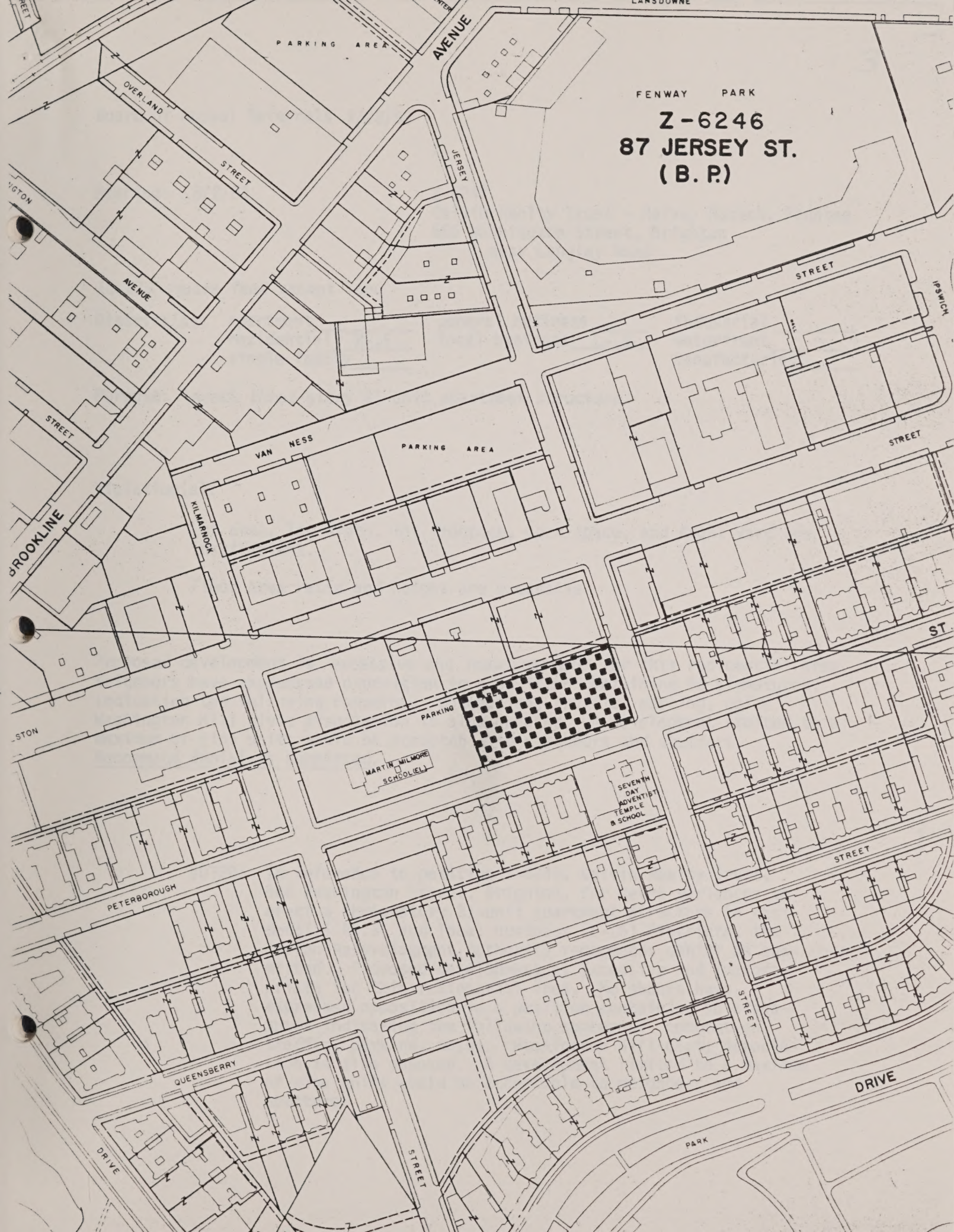
Violation(s):

In variance with former decision of Board of Appeal.

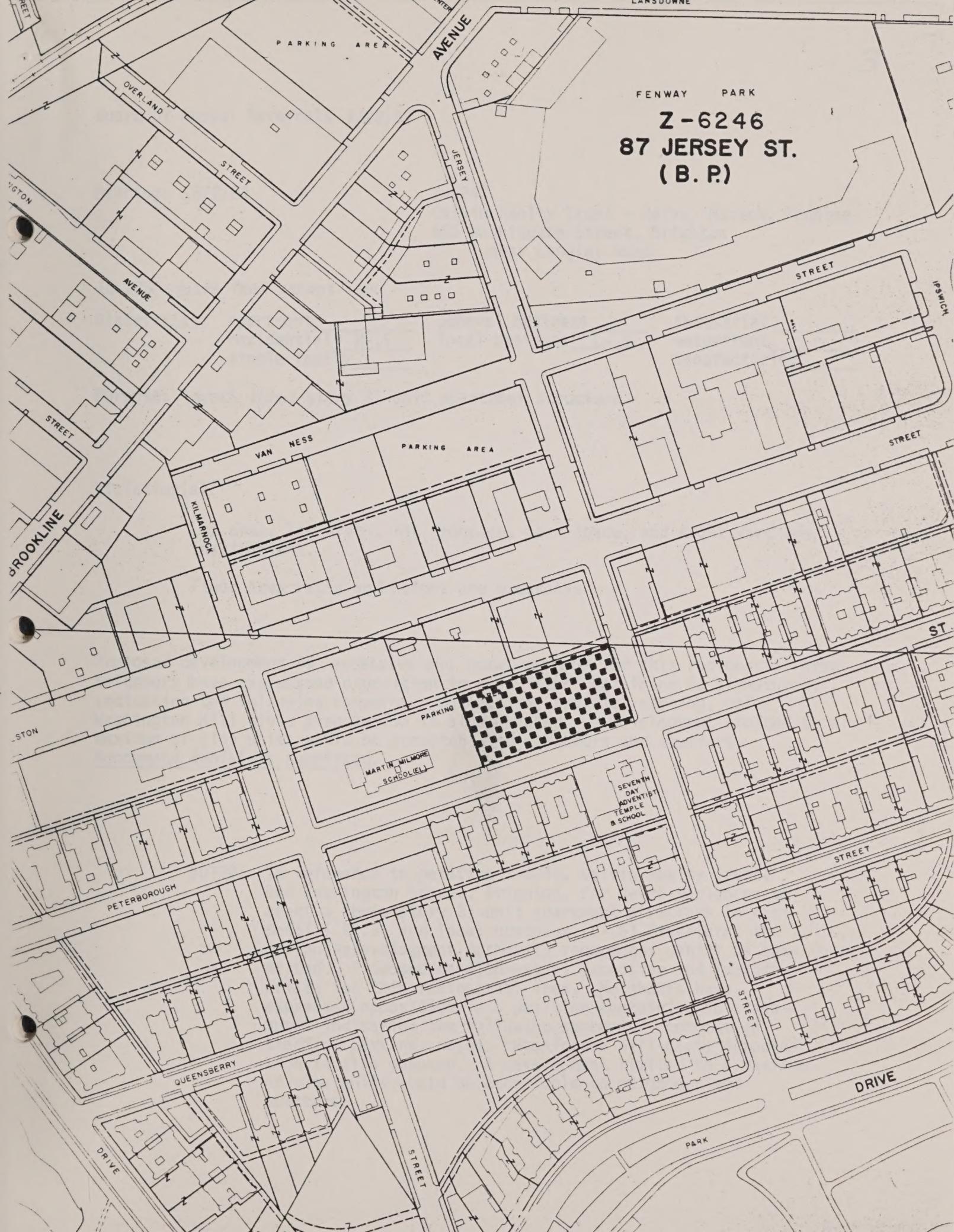
Parking lot is forbidden use.

Petitioner provides parking for its employees and customers and Fenway Park events. Staff is amenable to additional five year extension. Recommend approval with proviso.

VOTED: In reference to petition Z-6246, Sears, Roebuck and Co., 87 Jersey Street, Boston, for a forbidden use and a variance for parking 110 cars in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that use terminate May 31, 1987. Present use expired May 31, 1982.



FENWAY PARK
Z-6246
87 JERSEY ST.
(B.P.)



Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6247

Calvin Realty Trust - Harvey Naseck, Trustee
566 Washington Street, Brighton
near Langley Road

16,273 square feet vacant land

District(s):	apartment	general business	industrial
	residential R-.5	local business L-.5	waterfront
	single family		manufacturing

Purpose: erect three-story 21-unit apartment structure.

Violation(s):

Lot area, lot width, lot frontage, open space, and front yard are insufficient.

Floor area ratio and height are excessive.

Proposed development is excessive and inappropriate for this residential area. Neighbors have expressed opposition in a petition containing 56 signatures, indicating the following concerns: congestion, traffic, parking, noise. Washington Hill Civic Association is also opposed. A development limited to a maximum of nine units would be acceptable to neighbors and abutters. Recommend denial as submitted.

VOTED: In reference to petition Z-6247, Calvin Realty Trust, 566 Washington Street, Brighton, for seven variances to erect a three-story 21-unit apartment structure in residential R-.5) and local business (L-.5) districts, the Boston Redevelopment Authority recommends denial as submitted. Proposed development is excessive and inappropriate for this residential area. Neighbors have expressed opposition in a petition containing 56 signatures indicating the following concerns: congestion, traffic, parking, noise. Washington Hill Civic Association is also opposed. A development limited to a maximum of nine units would be acceptable to neighbors and abutters.



566 WASHINGTON ST

Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6278
Sun Refining and Marketing Co.
976 Washington Street, Dorchester
at Gallivan Boulevard

Gas service station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-.5 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from gas station to gas station and repair
garage; erect one-story addition.

Violation(s):

Increase of conditional use.

Repair shop garage is conditional use.

Rear yard is insufficient.

Addition will provide auto inspection station. Abutter has no objection.
Recommend approval with proviso.

VOTED: In reference to petition Z-6278, Sun Refining and Marketing Co., 976 Washington Street, Dorchester, for conditional use and variance for change of occupancy from gas station to gas station and repair garage and erect one-story addition in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided facility comply with Board of Appeal guidelines for gas service stations.



976

WASHINGTON ST.

Z-6278

(DOR.)

Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6280
68 Appleton Condo Trust
68 Appleton Street, Boston
near Clarendon Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - four apartments.

Violation(s):

Open space is insufficient.

Four units are compatible with residential neighborhood. Recommend approval.

VOTED: In reference to petition Z-6280, 68 Appleton Condo Trust, 68 Appleton Street, Boston, for a variance to legalize occupancy for four apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Four units are compatible with residential neighborhood.



Z-6280
68 APPLETON ST.
(B.P.)

Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6281

Americo A. Paternessee
4 Charlesview Street, Brighton
near Newton Street

Two-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story addition to two-family dwelling.

Violation(s):

Extension of nonconforming use.

Permit application requests 18' x 6' one-story rear addition for kitchen purposes. However, construction, which has already begun, indicates a two-story addition. Recommend denial without prejudice.

VOTED: In reference to petition Z-6280, Americo A. Paternessee, 4 Charlesview Street, Brighton, for extension of non-conforming use to erect one-story addition to two-family dwelling in single-family (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends denial without prejudice. Permit application requests 18' x 6' one-story rear addition for kitchen purposes. However, construction, which has already begun, indicates a two-story addition.



Z-6281
4 CHARLESVIEW ST.
CITY OF BOSTON
(BRI.)

7

Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6295
Robert White
4 Oakman Street, Dorchester
at Taylor Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two- to three-family dwelling.

Violation(s):

Three-family dwelling is forbidden use.

Lot area and lot width are insufficient.

Neighbors on this small street have no objection to additional residential unit. Recommend approval.

VOTED: In reference to petition Z-6295, Robert White, 4 Oakman Street, Dorchester, for a forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Neighbors on this small street have no objection to additional residential unit.

Z-6295
4 OAKMAN ST.
(DOR.)



Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6300
Charles C. Dumbaugh
102 Revere Street, Boston
near Charles Street

Four-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize change of occupancy from four to five apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Occupancy has existed for approximately fifty years. Recommend approval.

VOTED: In reference to petition Z-6300, Charles C. Dumbaugh, 102 Revere Street, Boston, for a forbidden use and two variances for change of occupancy from four to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Occupancy has existed for approximately fifty years.



Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6305
Joseph D. Jordan
600-602 Massachusetts Avenue, Boston
at Shawmut Avenue

3½-story structure

District(s): apartment H-2 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

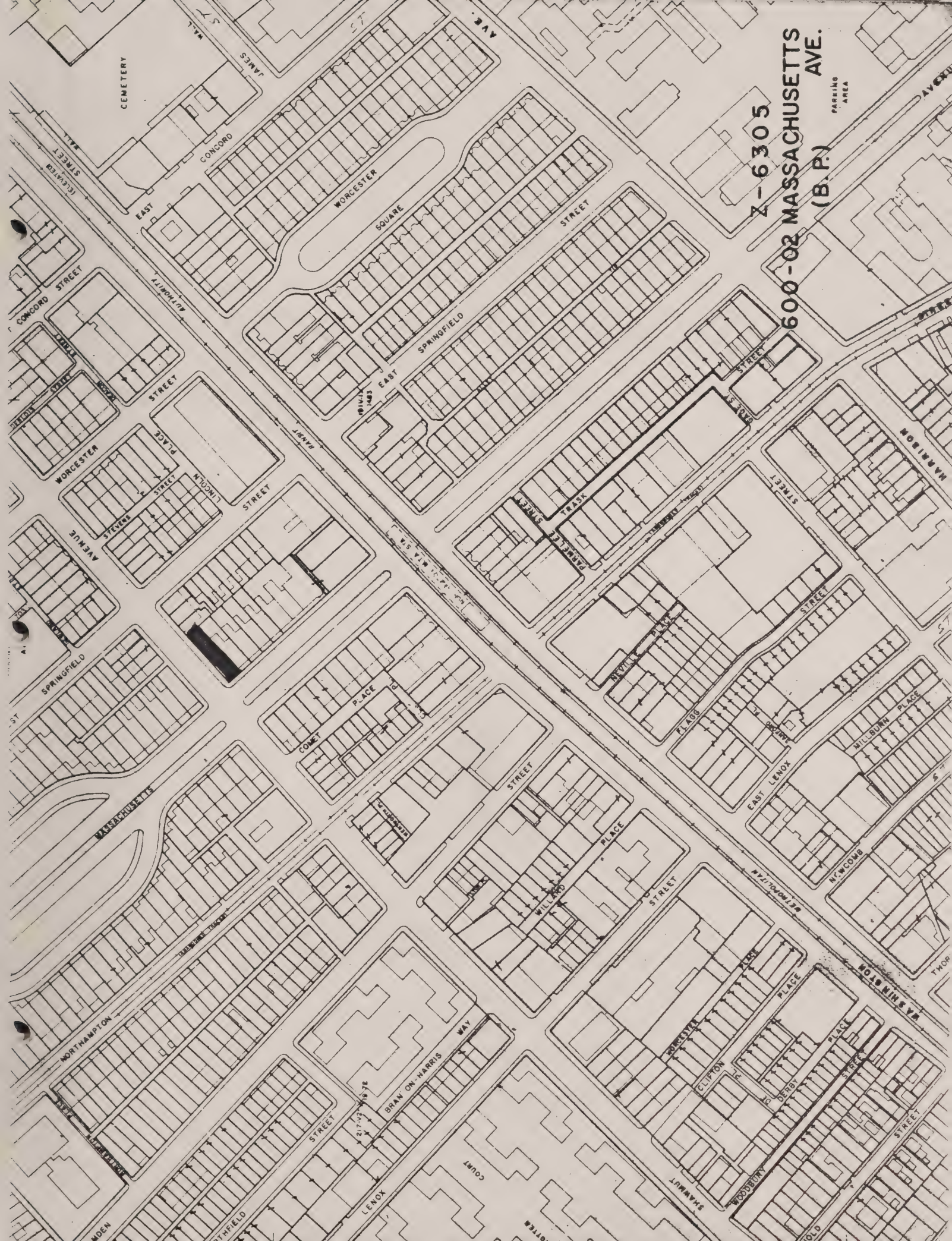
Purpose: change occupancy from four apartments and store to four apartments and beauty parlor.

Violation(s):

Change in nonconforming use.

Beauty parlor, in operation since 1980, is compatible with mixed residential-local commercial character of neighborhood. Recommend approval.

VOTED: In reference to petition Z-6305, Joseph D. Jordan, 600-602 Massachusetts Avenue, Boston, for a change in nonconforming use for change of occupancy from four apartments and store to four apartments and beauty parlor in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Beauty parlor, in operation since 1980, is compatible with mixed residential-local commercial character of neighborhood.



CEMETERY

CONCORD STREET

SPRINGFIELD STREET

WORCESTER STREET

NORTHAMPTON STREET

Z-6305

600-02 MASSACHUSETTS AVE.

(B.P.)

PARKING AREA

LENOX STREET

CLIFTON STREET

WILLIAM STREET

BRAN ON HARRIS WAY

COURT

CLIFTON STREET

WILLIAM STREET

CLIFTON STREET

WILLIAM STREET

LENOX STREET

CLIFTON STREET

WILLIAM STREET

BRAN ON HARRIS WAY

COURT

CLIFTON STREET

WILLIAM STREET

CLIFTON STREET

WILLIAM STREET

Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6310

Bruce and Mary C. Tinglof
48 Gordon Avenue, Hyde Park
near Child Street

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Three-family dwelling has existed more than ten years and is compatible with neighborhood residences. Neighbors support.
Recommend approval.

VOTED: In reference to petition Z-6310, Bruce and Mary C. Tinglof, 48 Gordon Avenue, Hyde Park, for a forbidden use and a variance to legalize occupancy as three-family dwelling in single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Three-family dwelling, existing more than ten years, is compatible with neighborhood residences.



Z-6310
48 GORDON AVE.
(H.P.)

Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6316

Joseph A. Patti

313 Lexington Street, East Boston

at Shelby Street

Three-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-family dwelling to two-family dwelling and art gallery..

Violation(s):

Art gallery is forbidden use.

Proposal to occupy former variety store as an art gallery would not have a significant impact on mixed use area - residential, City yard, and MBTA depot. East Boston Land Use Council has no objection. Recommend approval.

VOTED: In reference to petition Z-6316, Joseph A. Patti, 313 Lexington Street, East Boston, for a forbidden use for change of occupancy from three-family dwelling to two-family dwelling and art gallery in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Proposal would not have a significant impact on mixed use area - residential, City yard, and MBTA depot.



313 LEXINGTON ST.
(E.B.)

Z-6316

ALBANY RAILROAD

BOSTON

VIENNA

ST.

EXPRESSWAY

EAST

BOSTON

ST.

VIENNA

ST.

EXPRESSWAY

EAST

BOSTON

ST.

VIENNA

ST.

EXPRESSWAY

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VIENNA

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EXPRESSWAY

EAST

BOSTON

ST.

VIENNA

ST.

EXPRESSWAY

EAST

BOSTON

Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6317-6321
Boston Catholic Cemetery Association
Eastern Harbor Associates, Inc.
1100-1500 LaGrange Street, West Roxbury
at Newton line

131,000 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.3</u>		manufacturing_____

Purpose: erect five 2½-story residential structures: 10-9-11-11-6 units

Violation(s):

Multifamily dwelling is forbidden use.

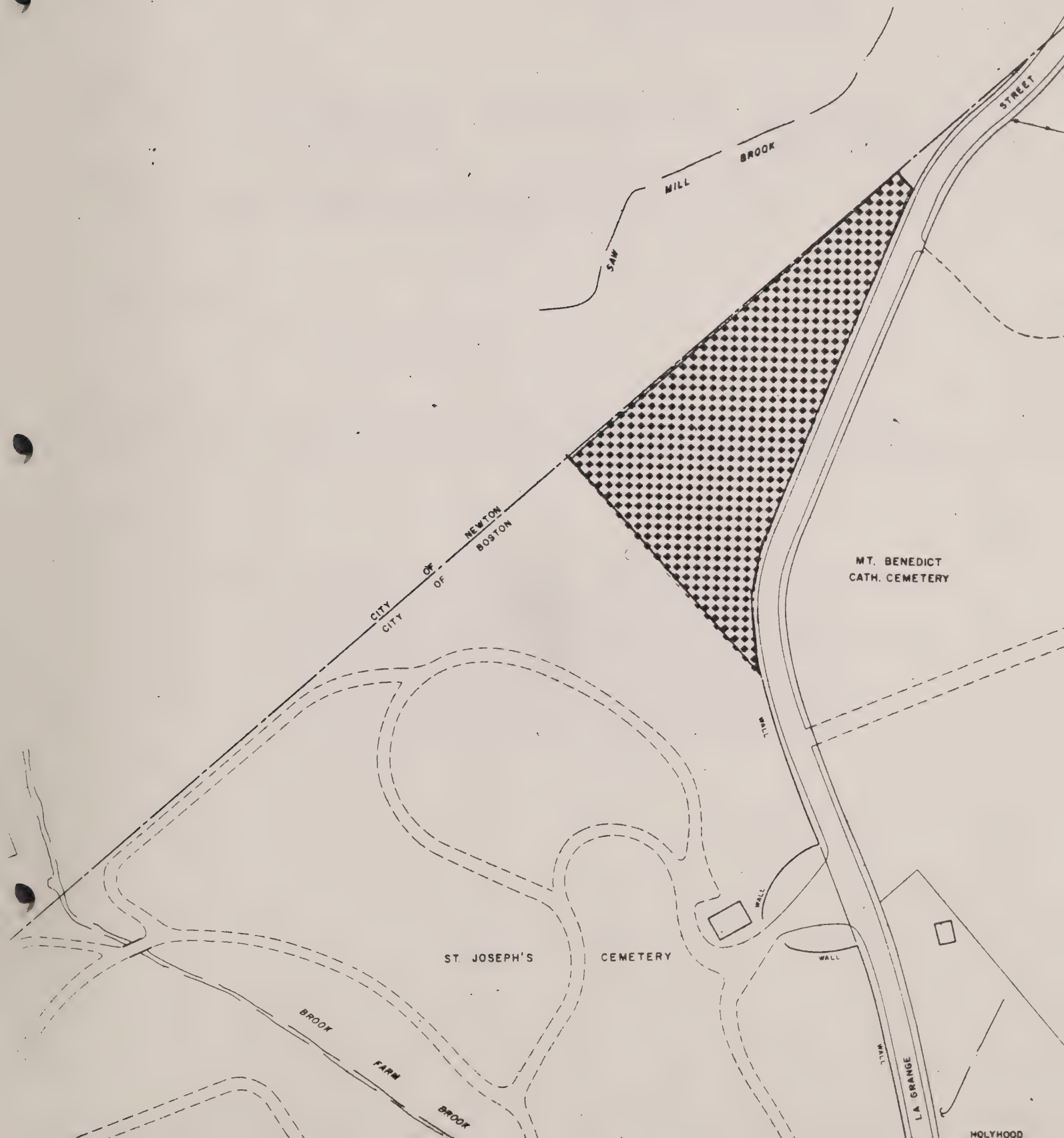
Lot area, access frontage, distance between buildings, side yard, and rear yard are insufficient.

Floor area ratio and height of building are excessive.

Development will consist of 47 townhouse units (11 3- and 36 2-bedroom) for moderate income families in a design concept of small clusters surrounding a courtyard. Off-street parking for 54 cars will be provided. Recommend approval with proviso.

VOTED: In reference to petitions Z-6317-6321, Boston Catholic Cemetery Association and Eastern Harbor Associates, Inc., 1100-1500 LaGrange Street, West Roxbury, for five forbidden uses and twenty-six variances to erect five residential structures containing 47 units in a residential (S-.3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.

(W. R.)



Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6322

Abraham and Joseph Isenberg
14a-14b Westland Avenue, Boston
near Massachusetts Avenue

Four-story structure

District(s):	apartment <u>H-3</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from seven apartments and stores to seven apartments and restaurant.

Violation(s):

Change in nonconforming use.

Restaurant has existed at the site since 1979 without apparent complaint. Use is compatible with mixed residential-commercial area. Recommend approval.

VOTED: In reference to petition Z-6322, Abraham and Joseph Isenberg, 14a-14b Westland Avenue, Boston, for a change in nonconforming use for change of occupancy from seven apartments and stores to seven apartments and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Restaurant has existed at the site since 1979 without apparent complaint. Use is compatible with mixed residential-commercial neighborhood.



BACK

FIRE
ALARM
HQ

FENWAY

WESTLAND
EXTENSION

TRADE HIGH
SCHOOL
FOR
GIRLS

BOSTON
CONSERV-
ATORY
OF MUSIC

WESTLAND

BURBANK

WHIPPLE ST

STONEHOLM

STREET

EDGERLY

ROAD

ROAD

MASSACHUSETTS

U.S.
POST
OFFICE
ASTOR
STATION

STREET

PARKING

AVENUE

STREET

144-148 WESTLAND AVE.

Z-6322
(B.P.)

FALMOUTH

CHRISTIAN SCIENTIST
ADMINISTRATION
BUILDING

ST PAUL STREET

CHURCH
OF
CHRIST
SCIENTIST

CHRISTIAN SCIENCE PUBLISHING SOCIETY

CLEARWAY

ST GERMAIN

AVENUE

14
Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6324

Janelon Associates

17-33 Winter Street, Boston
at Music Hall Place

Five-story structure

District(s): apartment _____ general business B-10 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from five stores and office to four stores,
office, and secretary school.

Violation(s):

Trade, professional, or other school is conditional use.

School will accommodate approximately 100 students. Use is compatible with
downtown commercial area. Recommend approval with proviso.

VOTED: In reference to petition Z-6324, Janelon Associates,
17-33 Winter Street, Boston, for a conditional use
for change of occupancy from five stores and office
to four stores, office, and secretary school in a
general business (B-10) district, the Boston
Redevelopment Authority recommends approval provided
sign plans are submitted for design review.



GRANARY
BURYING
GROUND
(CEM)

ST. PAUL'S
CATHEDRAL
(EPISCOPAL)

TREMONT
TEMPLE
BAPTIST
CHURCH

LOEW'S
ORPHEUM
THEATRE

Z-6324
17-33 WINTER ST.
(B.P.)

Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6327
McDonald's Corporation
1750 Soldiers Field Road, Brighton
near Birmingham Parkway

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: erect enclosure for trash compactor.

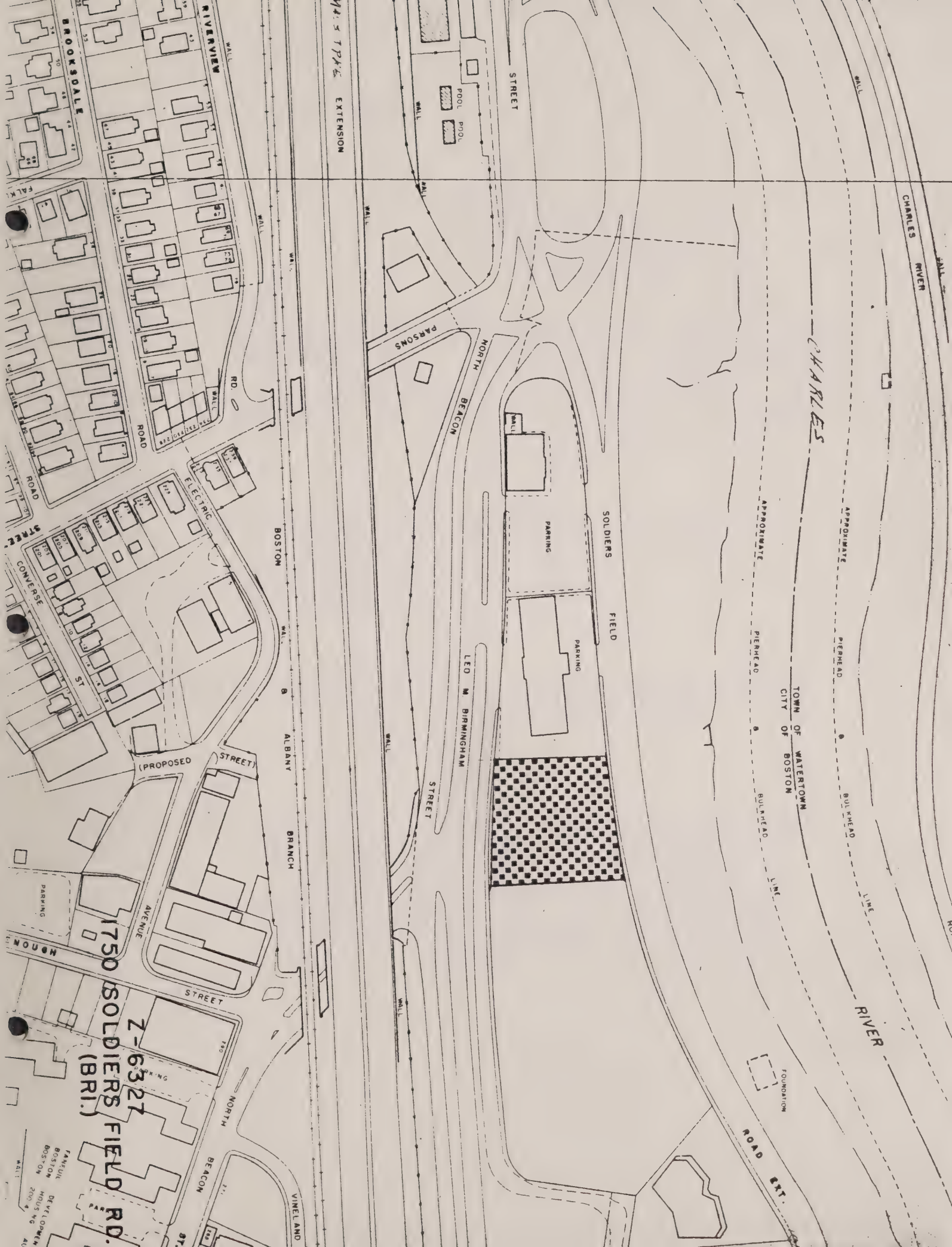
Violation(s):

Accessory trash container and compactor are conditional uses.

Front yard is insufficient.

Restaurant compactor is presently situated in full view of customers.
Proposal will eliminate the unsightly condition. Recommend approval.

VOTED: In reference to petition Z-6327, McDonald's Corporation, 1750 Soldiers Field Road, Brighton, for a conditional use and a variance to erect masonry enclosure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Proposal will eliminate an unsightly condition.



Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6338

22 Cooper Street Trust

Patrick J. Ricciardi, Trustee

22 Cooper Street, Boston

near North Margin Street

Three-story structure

District(s): apartment H-3 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from three to five apartments; erect one-story roof addition.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Open space is insufficient.

Proposed addition should be set back from front facade, reduced in size, and present building cornice retained. Recommend denial as submitted.

VOTED: In reference to petition Z-6338, 22 Cooper Street Trust, Patrick J. Ricciardi, Trustee, 22 Cooper Street, Boston, for a forbidden use and two variances for change of occupancy from three to five apartments and erect roof addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial as submitted. Proposed addition should be set back from front facade, reduced in size, and present building cornice retained.

22 COOPER ST.
(B.P.)



Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6342
Rocco Sammartano
20 Eastburn Street, Allston
near Mt. Vernon Street

Two-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - single-family dwelling; erect two-car garage.

Violation(s):

Front and side yards are insufficient.

Dwelling has existed for approximately sixty years. No objections.
Recommend approval.

VOTED: In reference to petition Z-6342, Rocco Sammartano,
20 Eastburn Street, Allston, for two variances to
legalize occupancy and erect two-car garage in a
residential (R-.5) district, the Boston
Redevelopment Authority recommends approval.
Dwelling has existed for approximately sixty
years.



20 EASTBURN ST
(ALLSTON)
Z-6342

Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6343-6344
Austin O'Connor
4-8 Gardner Street, Allston
near Harvard Avenue

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.8 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy of two dwellings: six to twelve apartments each.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, open space, and off-street parking are insufficient.

Proposal is inappropriate and unjustifiable, overcrowds residential structures, and intensifies acutely congested conditions in the area. Allston Civic Association and Brighton Beautification Council are opposed. Recommend denial.

VOTED: In reference to petitions Z-6343-6344, Austin O'Connor, 4-8 Gardner Street, Allston, for two forbidden uses and six variances for change of occupancy of two dwellings from six to twelve apartments each in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal is inappropriate and unjustifiable, overcrowds residential structures, and intensifies acutely congested conditions in the area. Allston Civic Association and Brighton Beautification Council are opposed.



Z-6343-44
4-8 GARDNER ST.
(ALLSTON)



Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6347

William A. Burchill

2018-2020 Centre Street, West Roxbury
near LaGrange Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-1</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect one-story addition to automotive structure (auto sales, garage, retail auto parts, accessory office, storage).

Violation(s):

Extension of conditional use.

Extension to rear of structure for automotive purposes in predominantly local-commercial area. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6347, William A. Burchill, 2018-2020 Centre Street, West Roxbury, for a conditional use to erect a one-story addition to an automotive sales-garage structure in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Extension to rear of structure for automotive purposes in predominantly local commercial area.



2-6347
2018-2020 CENTRE ST.
(W.F.)

Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6350
William P. MacDougall
12 Allston Street, Charlestown
near Bunker Hill Street

2½-story structure

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: legalize occupancy - two-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.

No record of legal occupancy. Dwelling will be completely rehabilitated. Occupancy consistent with neighborhood two- and three-family residential character. No opposition. Recommend approval.

VOTED: In reference to petition Z-6350, William P. MacDougall, 12 Allston Street, Charlestown, for a forbidden use and two variances to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Dwelling will be completely rehabilitated. Occupancy consistent with neighborhood two- and three-family residential character.



12 ALLSTON ST
(CHSN)

Z-6350

BOSTON

CHARLESTON

HOUSING

DEVELOPMENT

AUTHORITY

MASS 2-1

Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6351

David Scondras

34 Edgerly Road, Boston

near Norway Street

Three-story structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three to four apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Open space is insufficient.

Proximity of Fens area and Science Park to site tends to mitigate open space violation. Recommend approval.

VOTED: In reference to petition Z-6351, David Scondras, 34 Edgerly Road, Boston, for a forbidden use and a variance for change of occupancy from three to four apartments in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. Proximity of Fens area and Science Park to site tends to mitigate open space violation.



Z-6351
34 EDERLY RD.
(B.P.)

DALTON

LIA

SQUARE

STREET

MASSACHUSETTS

FRANCISCAN
MISSIONARIES
OF MARY

CHARLES

EAST

BOSTON

STREET

PARKING

STREET

BELVIDERE

ST. CECILIA
R.C. CHURCH

SCOTIA

STREET

PARKING

ST. GERMAIN

PARKING

ST.

CLEARWAY

CHRISTIAN SCIENCE PUBLISHING SOCIETY

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ASTOR STATION

ST. PAUL STREET
FIRST CHURCH
OF CHRIST
SCIENTIST

CHRISTIAN SCIENTIST
ADMINISTRATION
BUILDING

ST. STREET

BURBANK

TRADE HIGH
SCHOOL
FOR
GIRLS

WESTLAND

WESTLAND
ENTRANCE

FINE
ALARM
ROD

FENWAY

AVENUE

FALMOUTH

SYMPHONY

NEWENWAY

STREET

AVENUE

STATION

Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6353
John T. Maloney
185 Lasell Street, West Roxbury
near Chellman Street

2½-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.3 manufacturing _____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Proposed rear addition would be for family use. Abutters have no objection.
Recommend approval.

VOTED: In reference to petition Z-6353, John T. Maloney, 185 Lasell Street, West Roxbury, for two variances to erect a one-story addition to a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposed rear addition would be for family use. Abutters have no objection.



185 LASSELL ST.
(W.R.)

Z - 6353

1982

Board of Appeal Referrals 7/28/83

Hearing: 8/2/83

Z-6354
John M. Corbett
3 Jackson Avenue, Boston
near Charter Street

Three-story structure

District(s): apartment H-3 general business industrial
residential local business waterfront
single family manufacturing

Purpose: legalize occupancy - two-family dwelling; erect sun room addition
on roof.

Violation(s):

Floor area ratio is excessive.

Open space and rear yard are insufficient.

Visibility and high pitched gable roof of addition are inappropriate for
this area. Recommend denial without prejudice.

VOTED: In reference to petition Z-6354, John M. Corbett,
3 Jackson Avenue, Boston, for three variances to
legalize occupancy and erect addition in an
apartment (H-3) district, the Boston Redevelopment
Authority recommends denial without prejudice.
Visibility and high pitched gable roof of addition
are inappropriate.



Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6355-6356

Leo F. Rusk

57-59-61 South Street, Jamaica Plain
at Custer Street

2½-story and 1-story structures

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two additions; combine buildings for new occupancy -
three apartments and five stores.

Violation(s):

Floor area ratio is excessive.

Front and rear yards are insufficient.

Projection into rear yard.

Additions are proposed to rear of existing Arborway Natural Foods structure for additional space and to front of dwelling (no record of legal occupancy) for store purposes. This development, which could spur revitalization of local businesses, must be accompanied by off-street parking. South Street is congested and supports MBTA Green Line and bus routes. Custer Street is very narrow and one-way. Sumner Hill Association neither supports nor opposes. Recommend approval only with provisos.

VOTED: In reference to petitions Z-6355-6356, Leo F. Rusk, 57-59-61 South Street, Jamaica Plain, for five variances to erect two additions, combine buildings for new occupancy of three apartments and five stores in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval only with following provisos: that plans be submitted for design review; that adequate trash-rubbish storage and disposal facilities be provided; that petitioner acquire or lease off-street space for tenants' and employees' parking. South Street is congested and supports MBTA Green Line and bus routes. Custer Street is very narrow and one-way.



Z-6355-56
61 SOUTH ST
(J.P.)

SOLDIER'S MONUMENT

ST. THOMAS SCHOOL

J.W. MURPHY

PLAYGROUND

Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6361
One Carter Street Realty Trust
Peter O'Malley, Trustee
108 Cambridge Street, Charlestown
at Carter Street

Three-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: enclose rear yard - 8'x 18' wood fence.

Violation(s):

Addition to conditional use.

Rear yard and off-street parking are insufficient.

Legal occupancy - cafe and two apartments. Area is primarily industrial-commercial. Structure is abutted by automotive uses. Enclosed rear yard would create patio accommodating seating for 60 persons. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-6361, Peter O'Malley, Trustee, 108 Cambridge Street, Charlestown, for a conditional use and two variance to enclose rear yard in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that exterior use terminate no later than midnight.

108 CAMBRIDGE ST.
(CHSN.)



Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6369

Michael Hynes

10 Redford Street, Brighton

near Commonwealth Avenue

One-story structure

District(s): apartment H-1 general business industrial
 residential local business waterfront
 single family manufacturing

Purpose: change occupancy from auto body repair shop to auto body repair shop, storage, one-car garage; erect one-story addition.

Violation(s):

Auto body repair shop garage is forbidden use.

Rear yard is insufficient.

Proposal would have an adverse impact on residential uses nearby. Noise is a concern. Abutter and Allston Civic Association are opposed. Recommend denial.

VOTED: In reference to petition Z-6369, Michael Hynes, 10 Redford Street, Brighton, for forbidden use and variance for change of occupancy from auto body repair shop to auto body repair shop, storage, and one-car garage and erect one-story addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposal would have an adverse impact on residential uses nearby. Noise is a concern. Abutter and Allston Civic Association are opposed.

Z-6369
10 REDFORD ST.
(BRI.)



Board of Appeal Referrals 7/28/83

Hearing: 8/9/83

Z-6374

Peter Nicholas

4249-4251 Washington Street, Roslindale
at Corinth Street

Two-story structure

District(s):	apartment_____	general business B-1_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two signs.

Violation(s):

Signs not allowed above top of sills of first level of windows.

Existing signs are inappropriate and contrary to the revitalization of Roslindale Square. Signs should be removed and plans submitted for comprehensive sign design review. Recommend denial.

VOTED: In reference to petition Z-6374, Peter Nicholas, 4249-4251 Washington Street, Roslindale, for a conditional use to erect two signs in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Existing signs are inappropriate and contrary to the revitalization of Roslindale Square. Signs should be removed and plans submitted for comprehensive sign design review.



4249 51 WASHINGTON ST (R05)

ROSLINDALE RAILROAD STATION

ROSLINDALE BRANCH PUBLIC LIBRARY

ROSLINDALE HIGH SCHOOL

